



## Taunton Lawns, Ashton-Under-Lyne, OL7 9EL

### Offers in the region of £360,000

Nestled in the charming cul-de-sac of Taunton Lawns, Ashton-Under-Lyne, this immaculate detached house, built in 1996, offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The highlight of the home is undoubtedly the stunning orangery, featuring bi-folding doors that seamlessly connect the indoor and outdoor spaces, allowing natural light to flood in and creating a delightful atmosphere for gatherings.

For those with vehicles, the property offers parking for three cars, including a large garage and a driveway accommodating two additional vehicles. This convenience is a rare find in such a desirable location.

Ready to move into, this home is presented in immaculate condition, ensuring that you can settle in without the need for immediate renovations or repairs. The peaceful surroundings of the cul-de-sac enhance the appeal, making it a perfect retreat from the hustle and bustle of everyday life.

In summary, this delightful detached house in Taunton Lawns is a wonderful opportunity for anyone looking for a spacious, well-maintained home in a tranquil setting. Don't miss the chance to make this property your own.



## GROUND FLOOR

### Entrance Hall

8'7 x 3'1 (2.62m x 0.94m)

Window to front, radiator, stairs, door to dining room

### Dining Room

8'7" x 10'0" (2.62m x 3.04m)

Bay window to front, double radiator, door to Kitchen

### Kitchen

8'9" x 13'2" (2.67m x 4.02m)

Window to rear double glazed, door to Living Room. Fitted with a matching range of base and eye-level units with worktop space over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over.

### Living Room

17'8" x 10'11" (5.39m x 3.33m)

Window to front, open plan, door to:

### Orangery

8'1" x 14'10" (2.46m x 4.52m)

Underfloor heating, electric velux window. Bi-fold doors leading into a beautiful south facing garden

## FIRST FLOOR

### Landing

Window to rear.

### Bedroom 1

12'10" x 10'7" (3.92m x 3.24m)

Window to front,

### En-suite

7'11 x 5'1 (2.41m x 1.55m )

Window to front, Free Standing shower, toilet & hand basin

### Bedroom 2

11'10" x 10'2" (3.61m x 3.12m)

Window to front.

### Bedroom 3

6'11" x 7'7" (2.10m x 2.31m)

Window to rear,

### Bathroom

5'6 x 6'9 (1.68m x 2.06m)

Window to rear, Family bathroom with a bath , toilet & hand basin

## OUTSIDE

Lawned garden and driveway to the front leading to the garage. Enclosed landscaped south facing garden to the rear with paved patio area and artificial lawned section.

## Garage

16'6 x 8'2 (5.03m x 2.49m)

Up and over door.

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